

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: September 30, 2021

SUBJECT: Planning & Zoning Commission meeting—October 5, 2021

The Planning and Zoning Commission will hold a meeting on October 5, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Oct 5, 2021 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 5, 2021

7:30 P.M.

via GoToMeeting

GENERAL MEETING

Business Site Plan Application #296, Special Permit Application #296, FR Darien, LLC – The Commons at Noroton Heights. Request to establish and confirm outdoor dining areas for multiple food establishments.

PUBLIC HEARING

Continuation of public hearing regarding Subdivision Application #424-C, Coastal Site Plan Review #360, Land Filling & Regrading Application #512, James & Margaret Tweedy, 108 Nearwater Lane. Proposal to subdivide the subject property into three additional building lots; a coastal site plan review for development on proposed Lot #1, and to perform related site development activities within regulated areas. The 7.08+/- acre subject property is located on the east side of Nearwater Lane approximately 530 feet south of its intersection with Nickerson Lane, and is shown on Assessor's Map #57 as Lot #3 in the R-1 Zone. *HEARING OPENED 9/29/2021.*

Proposal to opt-out of multi-family parking requirements set forth in Public Act 21-29, Section 8-2 of the Connecticut General Statutes. This proposal is the Planning and Zoning Commission's official notice of intent to initiate the process by which a municipality may opt out of the provisions of subdivision (9) of subsection (d) of section 8-2 of the Connecticut General Statutes, regarding limitations on required parking spaces for multi-family dwelling units.

Proposed Amendments to Darien Zoning Regulations (COZR #7-2021) put forth by the Darien Planning & Zoning Commission. Proposal to amend Section 593 of the Darien Zoning Regulations to eliminate the reference to Minimum Gross Floor Area of each dwelling unit in the Leroy-West Affordable Housing Overlay Zone (LW). The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at darienct.viewpointcloud.com.

Special Permit Application #238-E, Ethos Wellness, LLC, 883 Boston Post Road. Proposal to establish a health spa, including massage therapy, cryotherapy, infrared sauna and meditation chamber, in the first floor space formerly occupied by Huntington Learning Center. The subject property is located on the north/west side of Boston Post Road approximately 80 feet north/east of its intersection with West Avenue, and is shown on Assessor's Map #17 as Lot #3 in the Central Business District (CBD).

GENERAL MEETING

Deliberations and possible decisions on the following items (hearings closed on 9/14/2021):

Coastal Site Plan Review #359, Flood Damage Prevention Application #413, Land Filling & Regrading Application #511, William & Elizabeth Jones, 2 Contentment Island Road.

Proposal to construct additions and alterations to the existing residence; install a swimming pool; remove the tennis court; relocate and expand the driveway; regrade the property; and perform related site development activities within regulated areas.

Coastal Site Plan Review #361, Flood Damage Prevention Application #414, Land Filling & Regrading Application #514, JMM Investments Fairfield, LLC, 14 Five Mile River Road.

Proposal to construct a replacement single-family residence and pool with associated stormwater management; regrade the property and construct retaining walls; and to perform related site development activities within regulated areas.

Deliberations only on the following items (hearing closed on 9/14/2021):

Coastal Site Plan Review #256-B, Flood Damage Prevention Application #287-B, Land Filling & Regrading Application #513, Noah & Kristin Charney, 9 Butler's Island Road.

Proposal to: construct an addition to the residence; construct a patio and a pool over an existing patio; install a stormwater management system; perform associated regrading to the property; and to perform related site development activities within regulated areas.

Any Other Business (requires two-thirds vote of Commission)

Next upcoming Meetings—October 12, 2021 and special meeting October 19, 2021.

ADJOURN.